BILL GARRETT, Davidson County
Trans:T20150037207 DEEDWARR
Recvd: 05/13/15 13:38 2 pgs
Fees:13.00 Taxes:4828.50
20150513-0043998

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,305,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7499 FOLLOWILL CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Jeffrey Mobley, Trustee of the 1703 Beechwood Ave Trust dated May 1, 2015	same	10416027300
1703 Beechwood Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STONE OAK BUILDERS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JEFFREY MOBLEY, TRUSTEE OF THE 1703 BEECHWOOD AVENUE TRUST DATED MAY 1. 2015

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1703 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders..

Witness its hand on the 8th day of May, 2015.

Stone Oak Builders, LLC

BY: _____ Managing Member
Joshua R. Belville, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joshua R. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Managing Member of STONE OAK BUILDERS, LLC, the within named barganor, a limited liability company, and that Joshua R. Belville, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of May, 2015.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 234 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, described as follows: Beginning at a point on the Southerly side of Beechwood Avenue, 40 feet West of the first alley West of and parallel with Oakland Street; thence with the Southerly margin of said Beechwood Avenue, Westwardly 47.2 feet to the corner of Lot Nos. 233 and 234; thence with the line between two lots, Southwardly 175 feet to an alley; thence with the Northerly margin of said alley, Eastwardly 42.5 feet, more or less, to a point 40 feet West of the first above mentioned alley; thence Northwardly and parallel with the first above mentioned alley, 175 feet to the beginning. Being the same property conveyed by Quitclaim Deed from Frances B. Falls to Frances B. Falls and Frances L. Barton as recorded on the 23rd day of January, 1997 in Deed Book 9925, Page 82 and Warranty Deed from Jennie P. James, a widow to L. B. Falls and wife, Frances B. Falls as recorded on the 21st day of June, 1968 in Deed Book 4245, Page 129, in the Register's Office of Davidson County, Tennessee. Frances L. Barton having since married and is now known as Frances L. Clarke, Maxwell Clarke joins in this conveyance to convey any and all marital interest he may have to said property. Being the same property conveyed to Stone Oak Builders, LLC by Warranty Deed from Frances B. Falls, unmarried and Frances L. Barton now known as Frances L. Clarke, married, recorded on the 28th day of April, 2014 in Instrument No. 20140428-0035640, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).